

THE E 105.50 FT OF THE W 134 FT
N 330 FT OF LOT 6 LAKE HARRIS FA

CEDAR RIVER PROPERTY LLC
2410 AVENUE A
BRADENTON BEACH, FL 34217

2026

35-3S-16-02579-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures	5	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	6	100
Stories	1.	1. 100
Units	0	100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	1700OFFICE BLD 1STY	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC 35316.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,202	100
BAS	1,416	100
CAN	108	30
CAN	128	30
TOTALS	2,854	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
5200	04	2,688	150.7334	117.57	316,028	1984	2015	0	0	0	8.00	92.00
1 OFFICE MED 0% - 0 Heated Area: 2618 HX Base Yr												
2938 W US HIGHWAY 90 , LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/08/2024 MLU												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,202	100		1,202	130,013
BAS	1,416	100		1,416	153,161
CAN	108	30		32	3,461
CAN	128	30		38	4,111
TOTALS	2,854			2,688	290,746

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0
3	0253	LIGHTING	0	0	0	0	4.00	UT	800.00	800.00	100	0
4	0166	CONC, PAVMT	0	0	0	0	1,320.00	UT	3.00	3.00	100	2023

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	1910	C	MEDIC OFF	0		CG	105.00	330.00	34,848.00	SF		1.00

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0	3	100	2,000	
0	3	100	16,859	
0	3	100	3,200	
2022		100	3,960	

TOTAL OB/XF											26,019	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	
CG	105.00	330.00	34,848.00	SF		1.00	1.00	1.00	15.00	15.00	522,720	
Total Acres: 0.80		Total Land Value: 522,720				Market: 0				Agricultural: 0		

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		290,746	
TOTAL MARKET OB/XF VALUE		26,019	
TOTAL LAND VALUE - MARKET		522,720	
TOTAL MARKET VALUE		839,485	
SOH/AGL Deduction		0	
ASSESSED VALUE		839,485	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		839,485	
TOTAL JUST VALUE		839,485	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		842,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045158	Remodel	398,700	08/11/2022
19-0358	REMODEL	104	06/25/2019
2158	ADDN COMM	338	07/31/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1225/1574	11/29/2011	WD	U	I	11	0
GRANTOR:THOMAS EAGLE & STEPHE						
GRANTEE: CEDAR RIVER PROPERT						
0931/1190	7/16/2001	WD	Q	I		540,000
GRANTOR: GORMAN, BRANDSHAFT &						
GRANTEE: THOMAS EAGLE & STEP						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=-34,29] S35 E34 N1 N63 W14 S20 E10 S14 W18 N5 W12 \$												
BAS=[ORIG=0,0] N13 W34 S42 E12 S5 E18 N14 W10 N20 E14 \$												
CAN=[ORIG=-34,64] S4 E32 N4 W32 \$												
CAN=[ORIG=0,63] E4 N27 W4 S27 \$												